

MINUTES  
SPECIAL MEETING  
ZONING COMMISSION  
JUNE 9, 2011 – 6:30 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

Present: Hudecek, O'Neill, Sutherland  
Absent: Cady, French, Haviland, Marquardt  
Staff: Davis, Gilot

Chairman Hudecek called the meeting to order at 6:37 p.m. and seated Sutherland for Marquardt.

II. PUBLIC HEARING

1. Proposed Zoning Regulation Text Amendments to Section 2 (Definitions) and Section 6.6 (Flood Protection Regulations) - (Continued)

Staff distributed an edited, updated version of Section 6.6, dated 6/9/11. The four optional items previously discussed were removed from the draft, and typos identified by the Town Attorney's review were corrected.

Staff also distributed a letter from the Town Attorney which stated that the proposed text changes were legally satisfactory and addressed all his concerns.

Motion to close the public hearing was made by O'Neill and seconded by Sutherland. Motion passed unanimously.

III. CONSIDERATION OF PUBLIC HEARING

1. Proposed Zoning Regulation Text Amendments to Section 2 (Definitions) and Section 6.6 (Flood Protection Regulations)

MOTION: The Town of Groton Zoning Commission adopts zoning regulation text amendment application #REGA 11-03, amendments to section 2 of the zoning regulations (Definitions), pursuant to the following findings and reasons for approval:

1. These amendments are consistent with and implement the Town's 2002 Plan of Conservation and Development and Municipal Coastal Program, with particular regard to the protection of the environment and public safety.
2. These amendments are required by the Federal Emergency Management Agency as a precondition of the Town's continued participation in the National Flood Insurance Program (NFIP) and must be effective no later than July 18, 2011.
3. The proposed amendments have been reviewed and approved by the State DEP, as agent for the NFIP.

4. The amendments reorganize definitions in order to eliminate conflicts that might arise from certain general terms having different more specific definitions and applicability as to the Flood Protection Regulations.
5. These amendments are being made concurrently with and in support of, amendments to section 6.6 of the zoning regulations (Flood Protection Regulations).
6. These amendments are made in accordance with a comprehensive plan and provide for reasonable consideration of the environment in accordance with the provisions of CGS 8-2.

The effective date of this amendment shall be July 1, 2011

Motion made by Sutherland, seconded by O'Neill. Motion passed unanimously.

**MOTION:** The Town of Groton Zoning Commission adopts with modification, zoning regulation text amendment application #REGA 11-02, comprehensive amendments to section 6.6 of the zoning regulations (Flood Protection Regulations), pursuant to the following findings and reasons for approval:

1. These amendments are consistent with and implement the Town's 2002 Plan of Conservation and Development and Municipal Coastal Program, with particular regard to the protection of the environment and public safety.
2. These amendments are required by the Federal Emergency Management Agency as a precondition of the Town's continued participation in the National Flood Insurance Program (NFIP) and must be effective no later than July 18, 2011.
3. The proposed amendments have been reviewed and approved by the State DEP, as agent for the NFIP program, with the exception of one minor change requested by FEMA subsequent to the DEP's initial review, which change is included herein as a modification of approval.
4. The amendments include reorganization of the applicable regulations in order to eliminate conflicts that might arise from certain general terms having different more specific definitions and applicability as to the Flood Protection Regulations.
5. These amendments are made in accordance with a comprehensive plan and provide for reasonable consideration of the environment in accordance with the provisions of CGS 8-2. The State of Connecticut Department of Environmental Protection has reviewed the proposed amendments and has deemed them consistent with applicable provisions of the State's Coastal Zone Management Act.
6. The Commission notes that this action includes adoption of the "optional" definitions in proposed section 6.6-9 for the terms "cost" "finished living space" and "market value" but specifically excludes

“optional” standards concerning above ground storage tanks, portions of structures in a flood zone, structures in two flood zones and structures located partially over water.

Modification:

1. Modify the last sentence in proposed section 6.6-8 B 3 to read: “The Town shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency in its biennial report.”

The effective date of this amendment shall be July 1, 2011

Motion made by Sutherland, seconded by O’Neill. Motion passed unanimously.

IV. ADJOURNMENT

Motion to adjourn at 6:47 p.m. made by O’Neill, seconded by Sutherland, so voted unanimously.

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Richard Haviland, Secretary  
Zoning Commission

Prepared by Debra Gilot, Office Assistant III